
From: DYPXCPWEB@northernbeaches.nsw.gov.au
Sent: 24/11/2023 3:28:23 PM
To: DA Submission Mailbox
Subject: TRIMMED: Online Submission

24/11/2023

MS Ameka Benton
189 Riverview RD
Avalon NSW 2107
[REDACTED]

RE: DA2023/1527 - 187 Riverview Road AVALON BEACH NSW 2107

RE: DA2023/1527 - 187 Riverview Road AVALON BEACH NSW 2107

With regard to DA 2023/1527, the construction of a new home at 187 Riverview Rd, which is currently before Council, we would like to raise the following issues for consideration in the determination of this application.

- The Ground Floor NW corner is outside the DCP envelope, very close to our boundary (right on min setback) and floor level of approx. 1m above our living level. This is a very large mass very close to us we're discussing an amicable solution with the applicants.
- There are DCP breaches of the 45 degree side boundary planes
- There is a proposed window W20 which is beyond the setback of 1m and looks to be approx. 300mm from our boundary angled right at our deck, we see this as a significant privacy issue to a private area, is this necessary?
- There is no screening of the terrace off the Primary bedroom level with only low planting shown in a narrow band around the terrace edge. This will not provide any privacy from 187 terrace and is approximately 1.6m above our southern windows meaning the terrace looks directly into our main dining/lounge/kitchen area. We are not at all comfortable with this as it gazes at the most utilised family space in our home.
- There are very large full height glazed openings to north elevation of upper level that will look straight at us, please refer to the north elevation.
- The perspective views do not show our building or boundary and give a false sense of space to the north and distance to the boundary.

We have discussed a series of solutions in a fair and amicable way with our neighbours and would be happy to see the fixed solutions installed into the build in the form of a reliable and permanent structure.

We have discussed a timber screen on the northern balcony to alleviate a loss of privacy from this balcony looking into our living area. The screen must be a minimum 1.8m high and in a permanent structural form across the northern edge of the balcony that overlooks our property.

We have also discussed a permanent timber screen in the form of an angle shutter to address the concerns of the northern window looking into our property and would appreciate the owners and architects addressing any and all other loss of privacy issues on the northern side so that we are able to maintain privacy.

We believe that the architecture is overall an aesthetically pleasing design and sympathetic to the area. We are concerned about the loss of privacy that the new build will impose on our main living areas and are sure that both parties wish to enjoy the privacy of both their interiors and exteriors. We hope to be able to reach an acceptable outcome for both parties and that council considers the listed amendments upon granting a Development Approval.